

NOTICE OF PUBLIC HEARING

VARIANCE APPLICATION

St. Clements

Under authority of *The Planning Act*, the municipal Council will hold a public hearing at the time and location listed below to hear from those who wish to speak in support or objection, or to ask questions. For more info on how to register for the public hearing please contact the municipality at 204-482-3300.

Tuesday
July 22nd, 2025
6:00 PM

Council Chambers
1043 Kittson Road East
East Selkirk, MB

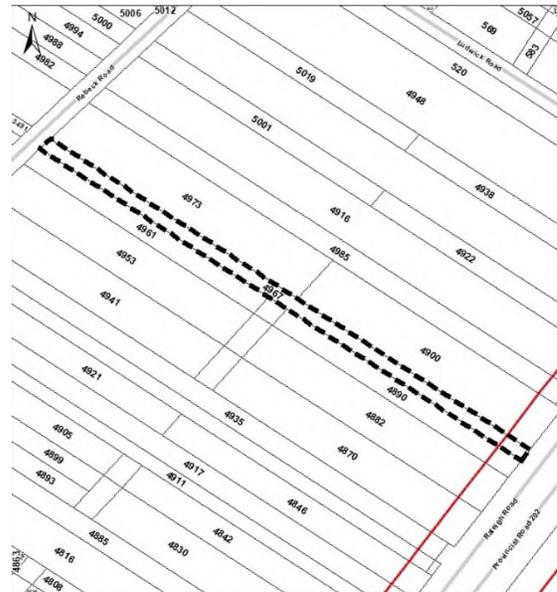
Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

Application File: VO 62, 2025

Applicant: Justin Vandal

Property Location: 4967 Rebeck Road,
 St. Clements
 Roll # 43000
 Legal *OT237-AD-10554



Application Purpose:
 The applicant is proposing to reduce the minimum lot size and construct an accessory structure prior to obtaining a development permit for the principal building as per conditions of Subdivision S24-3093.

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Minimum Lot Size (Section 5.4, Table 11)	4 acres (min.)	2.06 acres and 1.94 acres
Accessory Building May Not Be Constructed Prior to Obtaining Development Permit for the Principal Building (Section 3.2.2.)	Accessory Building May Not Be Constructed Prior to Obtaining Development Permit for the Principal Building	Proposing to allow an accessory structure prior to obtaining a development permit for the principal building

A copy of the above-noted proposal and supporting material is available on the Red River Planning District website at <https://www.redriverplanning.com/hearings.php> or by contacting the Red River Planning District in person during normal business hours Monday to Friday at 2978 Birds Hill Road, East St. Paul, by phone at 204 669-8880, or by email at info@rrpd.ca

VARIANCE APPLICATION REPORT

Date	June 26, 2025
Application File	VO 62, 2025
Applicant	Justin Vandal

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	4967 Rebeck Road, St. Clements
- Roll #	43000
- Legal	*OT237-AD-10554
Zoning	"AR" Agricultural Restricted zone RM of St. Clements Zoning By-law 5-2002
Development Plan Designation	"AR" Agriculture Restricted designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	4 acres in area (+/-) 66 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
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Application Purpose

The applicant is proposing to reduce the minimum lot size and allow an existing accessory structure to remain on a new lot prior to obtaining a development permit for the principal building as per conditions

of Subdivision S24-3093, which will be presented to Council in conjunction with this variance order. The applicant has submitted a subdivision application map, which is attached to this report.

The municipality and Manitoba Highways have no concerns with the proposed variance.

OPTIONS FOR COUNCILS' CONSIDERATION

Under section 97(1) of *the Planning Act*, on completion of the public hearing, Council may:

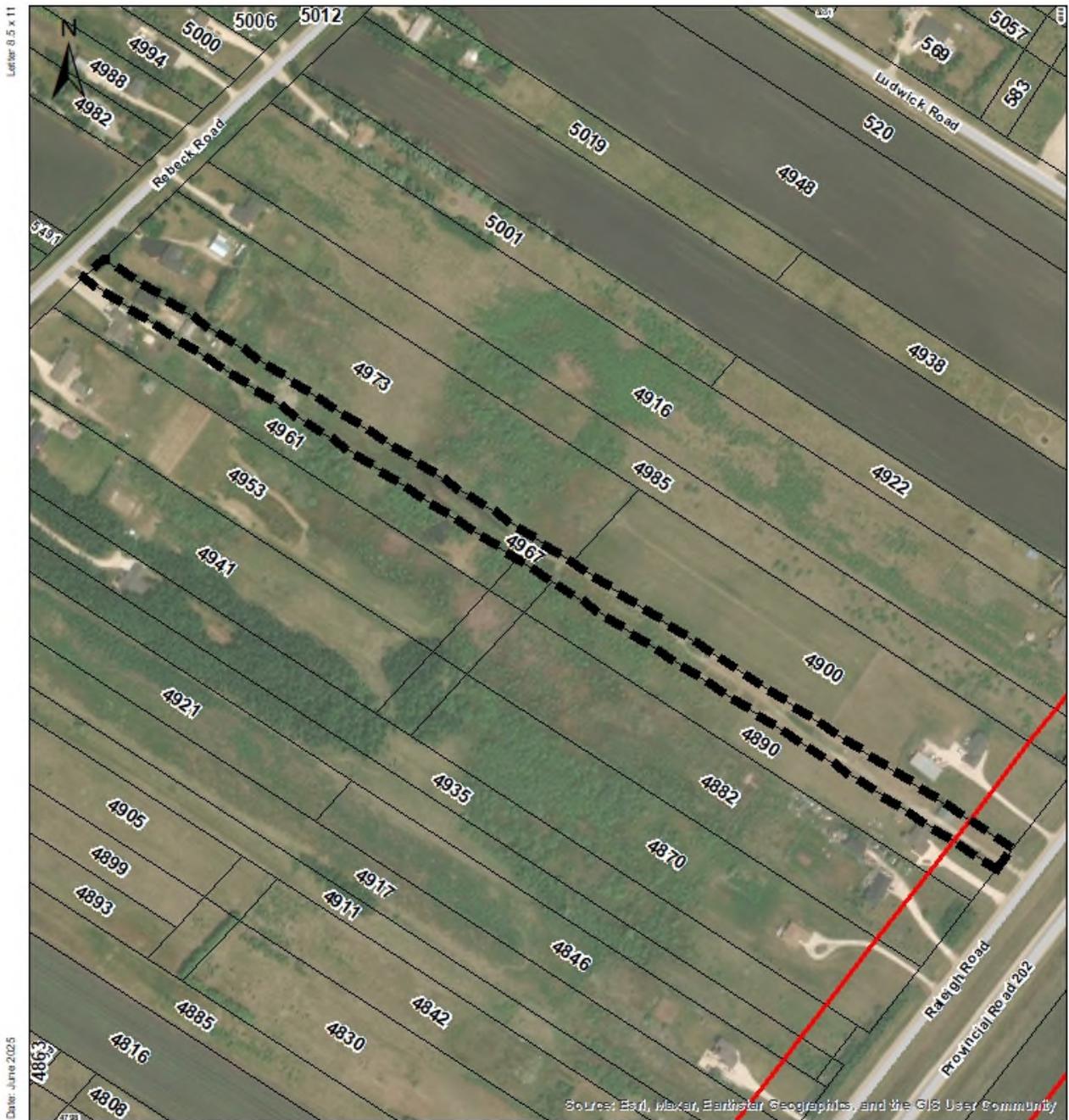
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area,
 - (iii) is the minimum modification of a zoning by-law required to relieve the injurious affect of the zoning by-law on the applicant's property, and
 - (iv) is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

RECOMMENDED CONDITIONS OF APPROVAL

Should Council approve the requested zoning variances, the following conditions are recommended:

1. This variance is limited to what has been presented in this application. Any further changes, replacement or additions would require a new variance approval;
2. Applicant / owner obtains all required permits from the Red River Planning District and the municipality, if required.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Variance Order VO 62, 2025
 4967 Rebeck Road, RM of St. Clements

Designation: "AR" Agricultural Restricted
 Zoning: "AR" Agricultural Restricted

Please refer to applicant's Site Plan. Not To Scale. For Discussion Purposes Only.

-  Subject Property
-  Highway Control Zones
-  Roads
-  Parcel Outline



ADDITIONAL INFORMATION – SUBDIVISION APPLICATION MAP

